

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: MAY 2, 2019

LOCATION: EXHIBIT HALL, LEE CENTER

AGENDA

1. Debrief from Housing Contributions Workgroup and Update on Timeline 6:45 pm
(Helen McIlvaine/Tamara Jovovic)
2. Eisenhower East Small Area Plan Briefing (Jose Ayala, P&Z) 7:00 p.m.
3. Green Building Policy and Environmental Action Plan Updates (Helen McIlvaine) 7:15 p.m.
Action Requested: Vote to Submit Comment Letter
4. Consideration of April 4, 2019 meeting minutes (Chair) 7:25 p.m.
Action Requested: Review and Approve Minutes
5. Announcements and Upcoming Housing Meetings (Staff) 7:28 p.m.

Joint ARHA-Planning Commission-City Council Worksession
May 2; 5:00 pm, Durant Center

Housing Contributions Workgroup #4
May 9; 7:00 pm, Exhibit Hall, Lee Center

ARHA Redevelopment Work Group Meeting
May 16; 5:30 pm, City Council Workroom, City Hall

Eisenhower East Small Area Plan Update Open House
May 21; 7:00 pm, Meridian at Eisenhower Lobby, 2351 Eisenhower Avenue

6. Housing Contributions Workgroup 7:30 p.m.
- Adjournment (Chair) 9:00 p.m.

Attachments:

1. Written Update Alexandria Redevelopment Housing Authority
2. Monthly Financial Report

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

Exhibit Hall, Lee Center | April 4, 2019

	Members Present	Members Absent	Staff
1		William Alexander (m) (excused)	Tamara Jovovic, Housing Planner
2	Dan Brendel (m)		Eric Keeler, Deputy Director
3	Annette Bridges		
4	Michael Butler		
5	Katharine Dixon (m)		
6		Michael Doyle (m) (excused)	
7	Carter Flemming		
8	Jon Frederick (m)		
9		Holly Hanisian (m) (excused)	
10	Bill Harris		
11	Robyn Konkel, Chair		
12	Michelle Krockner (m)		
13		Jessica Lurz*	
14	Helen McIlvaine*		
15	Shelley Murphy (m)		
16		Peter-Anthony Pappas (excused)	
17	Zachary DesJardins		
18	Paul Zurawski		
19	Frank Fannon		
20	vacant		
21	vacant		
	Guests	Affiliation	
1	Haley Norris	AHC	
2	Alan Goldstein	AHC	
3	Betsy Faga	Resurrection	
4			

*non-voting

(m) – took minutes during fiscal year

The Chair, Robyn Konkel, called the meeting to order at 6:45 pm and welcomed new member Zachary DesJardins. Shelley Murphy volunteered to take minutes.

1. **Modification to the Housing Opportunity Fund Loan Request for The Spire (Church of the Resurrection project) (Eric Keeler/Haley Norris)**

AHC has submitted a request for an increase of up to \$940,000 in its Housing Opportunity Fund loan to cover construction and other cost increases for The

Spire. The project has pursued extensive value engineering to lower costs and successfully secured an additional \$1.7 million from other sources. This request increases the City's commitment to approximately \$88,000 per unit which is in line with other recent loan requests. Staff noted that funding will likely derive from the upcoming repayment of a loan to Brent Place and from homeownership loan program repayments as all FY2019 funds have been deployed. Michelle Krocker moved to approve the request. Jon Frederick seconded the motion. The motion was passed unanimously.

2. Consideration of February 7, 2019 and March 7, 2019 Minutes (Chair)

Katharine Dixon made a motion to approve the February 7 and March 7 minutes. Michelle Krocker seconded the motion. The motion was approved unanimously.

3. Written Updates

Written updates regarding ARHA's and AHDC's activities, the monthly financial report, and the Housing Master Plan progress report were provided as part of March packet.

4. Staff Updates

A Condominium and Community Association Training is scheduled for April 6th from 10:00 am to noon at the Patrick Henry Rec Center. It is free of charge.

The AHAAC-EPC Subcommittee meeting is scheduled for April 10th. Jon Frederick and Shelley Murphy will be representing AHAAC.

There will be a community open house for the Resolution 830 Modernization Process on April 11th. This will be followed by a public hearing on April 13th. The item is expected to go to City Council for approval on April 23rd. Continuing protections include units up to 80% AMI to cross subsidize units at lower income levels and a guaranteed right to return. All new developments will have an affordable housing plan and a relocation plan that will be submitted with the first development concept to ensure opportunity for review and feedback by staff, AHAAC and the LTRB. There will be a joint session in the coming months to review ARHA's plan for its development portfolio.

A discussion on Amazon's HQ2 impact on the rental market is scheduled for April 16th from 9:30 to 11:30 am at Charles Houston Recreation Center.

The Eisenhower East Small Area Plan Update Community meeting is scheduled for April 25th. Housing is one of the topics at the meeting.

The meeting was adjourned at 7:10 pm so that the Committee could participate in the Housing Contributions Workgroup.

FY 2019 Affordable Housing Development Funds Financial Report | April 26, 2019

Balance Remaining: \$0

Revenues

	2018						2019						
	July	August	September	October	November	December	January	February	March	April	May	June	Total
Developer Contributions Received	\$69,372	\$158,432	\$0	\$36,364	\$65,454	\$271,390	\$72,779	\$9,984	\$0	\$104,529	\$0	\$0	\$788,304
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$201,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,727
New Revenue Allocated by City Council	\$5,820,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$940,000	\$0	\$0	\$6,760,013
Total	\$5,889,385	\$158,432	\$0	\$36,364	\$267,181	\$271,390	\$72,779	\$9,984	\$0	\$1,044,529	\$0	\$0	\$7,750,044

Commitments & Reservations

	Start	July	August	September	October	November	December	January	February	March	April	May	June	FY Total	Running Total
Housing Trust Fund (HTF)															
Rebuilding Together Alexandria (RTA)	\$50,000	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$50,000	\$0
Pilot Rental Assistance	\$600,000	\$0	\$0	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,000	\$870,000
Braddock Small Area Plan Fund	\$1,334,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,334,080
Housing Trust Fund (HTF) Total	\$1,984,080	\$0	-\$50,000	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,000	\$2,204,080
Housing Opportunity Fund (HOF)															
Wesley - Fairlington Presbyterian Church	\$400,000	-\$255,826	\$0	\$0	-\$144,174	\$7,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,850,000	\$7,250,000
ARHA - Set Aside	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000
ARHA - Ramsey Homes	\$3,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$10,000	\$0	-\$152,684	\$0	\$0	-\$162,684	\$3,437,316
AHDC - Operating	\$300,000	-\$75,000	-\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$300,000	\$0
AHDC - King & Beauregard	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	\$700,000
AHDC - Carpenter's Shelter (The Bloom)	\$6,600,000	\$0	\$0	\$1,700,000	-\$6,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$4,900,000	\$1,700,000
AHC - Church of the Resurrection (The Spire)	\$8,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,600,000
Housing Opportunity Fund (HOF) Total	\$20,900,000	-\$330,826	-\$225,000	\$2,400,000	-\$6,744,174	\$7,250,000	\$0	\$0	-\$10,000	\$0	-\$152,684	\$0	\$0	\$2,187,316	\$23,087,316

ARHA Report to AHAAC May 2019

Excavation work continues at Ramsey Homes and we hope to begin foundation work by the 1st of May. We are working with the local utilities to finalize the undergrounding plan for all utilities.

ARHA is hosting a Section 3 Job Fair for our residents on May 1st. A resume workshop will be held on April 29th to assist residents in preparing their resumes for the Job Fair.

The ARHA Board adopted the revised Resolution 830 language at the board meeting on April 22nd. City Council will now adopt the same language and the new Resolution will be given a new number after Council adoption.

The ARHA Board will meet with City Council and the Planning Commission on May 2nd to discuss the status of our portfolio and future development possibilities.